CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- March 15, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Floor

Approval of the minutes from the February 15, 2019 regular meeting of the Board.

Approval of the agenda for the March 15, 2019 regular meeting of the Board.

9:00 A.M.

136-19-Z ZONING DISTRICT: B2-3 WARD: 25

APPLICANT: Skyriver Archer Development, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3188 S. Archer Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 10' on floors containing dwelling units for a proposed four-story building with general retail sales and twenty-

four dwelling unit building.

• Approved

137-19-Z ZONING DISTRICT: B2-3 WARD: 25

APPLICANT: Skyriver Archer Development, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3198 S. Archer Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 30' to 10' on floors containing dwelling units for a proposed four-story building with ground floor retail and twenty-

four dwelling units above.

Approved

138-19-Z ZONING DISTRICT: B2-3 WARD: 25

APPLICANT: Skyriver Archer Development. LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3210 S. Archer Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 30' to 10' on floors containing dwelling units for a proposed four-story building with ground floor retail and twenty-

four dwelling units above.

Approved

139-18-Z ZONING DISTRICT: B2-3 WARD: 25

APPLICANT: Skyriver Archer Development, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3218 S. Archer Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 30' to 10' on floors containing dwelling units for a proposed four-story building with ground floor retail sales and

twenty-four dwelling units above.

• Approved

140-19-Z ZONING DISTRICT: C1-1 WARD: 21

APPLICANT: Beverage Art II dba Wild Blossom II Southworks Brewing Co.

OWNER: 9015 S. Hermitage, LLC **PREMISES AFFECTED:** 9016-30 S. Hermitage Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment and retail space within an existing brewery which is located within 125' of a

residential district.

• Continued to April 19, 2019 at 9:00 a.m.

141-19-S ZONING DISTRICT: B3-2 WARD: 22 APPLICANT: Moreno's Discount Liquors, Inc. dba Osito's Tap

OWNER: Rosemary and Michael Moreno **PREMISES AFFECTED:** 2553 S. Ridgeway Avenue

SUBJECT: Application for a special use to establish a tavern.

Approved

142-19-S ZONING DISTRICT: B1-1 WARD: 16

APPLICANT: Antoine Bryant **OWNER:** Ray Farhoud

PREMISES AFFECTED: 5956 S. Racine Avenue

SUBJECT: Application for a special use to establish a beauty salon.

Approved

143-19-Z ZONING DISTRICT: RS-3 WARD: 25

APPLICANT: Adolfo Orozco

OWNER: Same as applicant

PREMISES AFFECTED: 2012 W. Grafter Are

PREMISES AFFECTED: 2012 W. Coulter Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 9.44' to 8.4', east setback from 2' to 1.88', west setback from 2' to 1.27', combined side setback from 4.8' to 3.15' to replace the existing basement frame walls with masonry and concrete of

the existing single family residence.

Approved

144-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Chi Partners, LLC 5500 Series

OWNER: Same as applicant

PREMISES AFFECTED: 5500 N. Nottingham Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 36.60' to 2.62', north setback from 4.36' to 0.36', south setback from 4.36' to 3.55', combined side setback from 13.10' to 3.71' for the subdivision of an existing zoning lot into two lots. The

existing single family residence shall remain.

145-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Chi Partners, LLC 5500 Series

OWNER: Same as applicant

PREMISES AFFECTED: 5500 N Nottingham Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 400 square feet to 78 square feet to allow the subdivision of an existing zoning lot into two zoning lots. The

existing single family residence shall remain.

Approved

146-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Chi Partners, LLC 5500 Series

OWNER: Same as applicant

PREMISES AFFECTED: 5462 N. Nottingham Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 76.21' to 14', north setback from 4.29' to 3' south from 4.29' to 3.08', combined setback from 12.87' to 6.08' for a proposed two-story single family residence with an attached two-car garage.

Approved

147-19-Z APPLICANT:ZONING DISTRICT: RT-4 WARD: 43

Marcus Trivedi Declaration of trust dated 9/20/06

OWNER: Same as applicant **PREMISES AFFECTED:** 2224 N. Halsted Street

SUBJECT: Application for a variation to reduce the front setback from the

required 15' to 13.83', north from 2' to 0.33', combined side setback from 5' to 3.33' rear for the detached garage from 2' to 1.44' for a proposed three-story, single family residence with a roof deck and

detached garage.

Approved

148-19-S ZONING DISTRICT: B3-5 WARD: 28

APPLICANT: Chicago Fuel, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 43 N. Homan Boulevard

SUBJECT: Application for a special use to establish a gas station with nine

pumps and a one-story accessory retail building.

• Continued to April 19, 2019 at 9:00 a.m.

149-19-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: Joseph Martin Brown

OWNER: Joseph Martin Brown and Kimberly Susan Deeb

PREMISES AFFECTED: 3735 N. Wayne Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.68' to 2', north setback from 3' to zero, south setback from 3' to zero, combined side setback from 6' to zero for a proposed rear yard connection from the principal building to the

garage roof deck.

150-19-S ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC 4033 N. Elston Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, four dwelling unit building.

Approved

151-19-Z ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC **PREMISES AFFECTED:** 4033 N. Elston Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3,794.591 square feet for a

proposed four-story, four dwelling unit building.

Approved

152-19-Z ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC **PREMISES AFFECTED:** 4033 N. Elston Avenue

SUBJECT: Application for a variation to increase the maximum allowed

height of 45' to 49.29' which is not more than 10% for a proposed

four-story, four dwelling unit building.

Approved

153-19-S ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC **PREMISES AFFECTED:** 4035 N. Elston Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, four dwelling unit building.

Approved

154-19-Z ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC **PREMISES AFFECTED:** 4035 N. Elston Avenue

SUBJECT: Application for a variation to increase the maximum allowed

height from 45' to 49.29' which is not more than 10% for a

proposed four-story, four dwelling unit building.

155-19-S ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC 4039 N. Elston Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, four dwelling unit building.

Approved

156-19-Z ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC **PREMISES AFFECTED:** 4039 N. Elston Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3,814.883 square feet for a

proposed four-story, four dwelling unit building.

Approved

157-19-Z ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC 4039 N. Elston Avenue

SUBJECT: Application for a variation to increase the height from the

maximum 45' to 49.29' which is not more than 10% for a proposed

four-story, four dwelling unit building.

Approved

158-19-S ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-15 N. Elston, LLC **PREMISES AFFECTED:** 4041 N. Elston Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, four dwelling unit building.

Approved

159-19-Z ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC **PREMISES AFFECTED:** 4041 N. Elston Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3,997.618 square feet for a

proposed four-story, four dwelling unit building.

160-19-Z ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC **PREMISES AFFECTED:** 4041 N. Elston Avenue

SUBJECT: Application for a variation to increase the height from the

maximum 45' to 49.29' which is not more than 10% for a proposed

four-story, four dwelling unit building.

Approved

161-19-Z ZONING DISTRICT: B2-3 WARD: 33

APPLICANT: GMP Development, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3253 N. Elston Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 8.25' to 0.5', rear setback from 30' to zero on floors containing dwelling units, north and south setbacks from 2' each to zero for a proposed four-story, three dwelling unit building with roof deck, rear open deck and three enclosed parking stalls.

Approved

162-19-S ZONING DISTRICT: C1-2 WARD: 19

APPLICANT: Vidhi Properties, LLC **OWNER:** City of Chicago

PREMISES AFFECTED: 1955 W. Monterey Avenue

SUBJECT: Application for a special use to establish a one-lane drive through

to serve a proposed one-story fast food restaurant.

Approved

163-19-Z ZONING DISTRICT: RS-2 WARD: 39

APPLICANT: Jennifer Nykaza Zwagerman

OWNER: Same as applicant

PREMISES AFFECTED: 5269 N. Laporte Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 34.7' to 2', south setback from 4' to 0.01' (north to be 0.75'), combined side setback from 9.3' to 0.76' for a proposed second floor addition, a two story addition and a three-car garage

with roof deck.

• Approved

164-19-Z ZONING DISTRICT: B3-1 WARD: 14

APPLICANT: Chris Araiza
OWNER: Jacel Kozminski
PREMISES AFFECTED: 4758 S. Pulaski Road

SUBJECT: Application for a variation to establish a public place of

amusement license to provide live entertainment, music, DJ and cover charge within an existing tavern which is located within 125'

of a residential district.

• Continued to May 17, 2019 at 9:00 a.m.

165-19-Z ZONING DISTRICT: B2-5 WARD: 27

APPLICANT: 1511 Sedgwick, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1511 N. Sedgwick Street

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 30' to 4.50' for a proposed four-story, seven dwelling unit building with two interior parking spaces, roof deck and stair

enclosures.

Approved

166-19-Z ZONING DISTRICT: B2-5 WARD: 27

APPLICANT: 1511 Sedgwick, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1511 N. Sedgwick Street

SUBJECT: Application for a variation to increase the maximum height of 50'

to 50.50' which is less than 10% for a proposed four-story, seven dwelling unit building with two interior parking spaces, roof deck

and stair enclosures.

Withdrawn

167-19-S ZONING DISTRICT: B3-2 WARD: 3

APPLICANT: Diza Taco Properties Dan Ryan, LLC

OWNER: Sasafrasnet, LLC

PREMISES AFFECTED: 255 W. Garfield Boulevard

SUBJECT: Application for a special use to establish a one-lane drive-through

facility to serve a proposed fast food restaurant.

Approved

168-19-S ZONING DISTRICT: C1-2 WARD: 5

APPLICANT: Raina Stony, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 7019 S. Stony Island Avenue

SUBJECT: Application for a special use to establish a one-lane drive-through

to serve a proposed one-story fast food restaurant.

Approved

169-19-S ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: Old Town Luxury Suites, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 155-59 W. North Avenue

SUBJECT: Application for a special use to reduce the required on-site parking

by 100% for a proposed six-story, building with retail on the ground floor, fourteen interior parking spaces, one loading berth and thirty-five dwelling units above which shall be a transit served

location.

170-19-Z ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: Old Town Luxury Suites, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 155-59 W. North Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 3.4' on floors containing dwelling units for a proposed six-story building with ground floor retail, fourteen interior parking spaces, one loading berth and thirty-five dwelling

units above which shall be a transit served location.

Approved

171-19-Z ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: Old Town Luxury Suites, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 155-59 W. North Avenue

SUBJECT: Application for a variation to increase the maximum height from

the permitted 70' to 74.1' which is less than 10% for a proposed six-story building with ground floor retail, fourteen interior parking spaces, one loading berth and thirty-five dwelling units

above which shall be a transit served location.

Approved

172-19-Z ZONING DISTRICT: C1-2 WARD: 30

APPLICANT: 3741 W. Belmont, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3743 W. Belmont Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 30' to 20' on floors containing dwelling units for a proposed four-story building with ground floor retail and fourteen

dwelling units above.

• Continued to April 19, 2019 at 9:00 a.m.

173-19-Z ZONING DISTRICT: C1-2 WARD: 30

APPLICANT: 3741 W. Belmont, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3743 W. Belmont Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 14,000 square feet to 13,250 square feet for a

proposed four-story building with ground floor retail and fourteen

dwelling units above.

• Continued to April 19, 2019 at 9:00 a.m.

174-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Ben Feller

OWNER: Same as applicant **PREMISES AFFECTED:** 1712 W. Barry Avenue

SUBJECT: Application for a variation to increase the existing floor area by

175.95 square feet for a proposed two-story front addition to the existing two-story, single family residence with attached garage

and roof deck.

• Approved

175-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Ben Feller

OWNER: Same as applicant **PREMISES AFFECTED:** 1712 W. Barry Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 35.04' to 29.89', east setback from 2' to 1.33'* (west to be 3'), combined side setback from 4.80' to 4.33'* for a proposed two-

story front addition to the existing two-story, single family

residence with an attached garage and roof deck.

Approved

176-19-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Ben Feller

OWNER: Same as applicant **PREMISES AFFECTED:** 1712 W. Barry Avenue

SUBJECT: Application for a variation to increase the height from the

maximum 30' to 31.33' for a proposed two story front addition to the existing two-story, single family residence with an attached

garage and roof deck.

Approved

177-19-S ZONING DISTRICT: RT-3.5 WARD: 32

APPLICANT: Maryville Academy

OWNER: The Catholic Bishop of Chicago **PREMISES AFFECTED:** 1456 W. Oakdale Avenue

SUBJECT: Application for a special use to establish a transitional residence

for not more than twenty-five children.

Approved

178-19-S ZONING DISTRICT: PMD-6 WARD: 10

APPLICANT: General III, LLC

OWNER: South Chicago Property Management Ltd.

PREMISES AFFECTED: 11600 S. Burley Avenue

SUBJECT: Application for a special use to expand an existing development to

operate a Class IV-B recycling facility.

Approved

*Amended at hearing

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179-19-Z ZONING DISTRICT: PMD-6 WARD: 10

APPLICANT: General III, LLC

OWNER: South Chicago Property Management

PREMISES AFFECTED: 11600 S. Burley Avenue

SUBJECT: Application for a variation to reduce the interior landscape area

from 260,489 square feet to 3,484 square feet and to reduce the number of interior trees from 2,084 to 10 to accommodate the vehicular use area for the proposed expansion of an existing Class

IV-B recycling facility.

Approved

180-19-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue

SUBJECT: Application for a variation to increase the area occupied by an

accessory building from the maximum 538.69 square feet to 546.09 square feet for a detached three car garage with roof deck and an existing stair to remain to allow for a three-story, three

dwelling unit building.

Approved

181-19-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue

SUBJECT: Application for a variation to relocate the required 195 square feet

of rear yard open space to a deck for a proposed three-story, three dwelling unit building with a three car garage with roof deck and

access stairs.

Approved

CONTINUANCES

622-18-Z (A) ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 14.84' to 11' for a proposed three-story, three dwelling

unit building.

623-18-Z (A) ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue

SUBJECT: Application for a variation to reduce the minimum lot area per

dwelling unit from 1,000 to 993.32 (which is less than 10%) for a

proposed Three-story, three dwelling unit building.

• Approved

61-19-Z ZONING DISTRICT: RS-1 WARD: 40

APPLICANT: Avi Ron

OWNER: Andrew Rubenstein

PREMISES AFFECTED: 2939-47 W. Catalpa Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 22.88' to 20', east setback from 12.01' to 1.47', west setback from 12.01' to 6.41' combined side setback from 36.02' to 7.88' to divide an existing zoning lot into two zoning lots. The existing building at 2939 W. Catalpa shall remain. A single family

residence is proposed for 2947 W. Catalpa.

• Continued to May 17, 2019 at 9:00 a.m.

62-19-Z ZONING DISTRICT: RS-3 WARD: 48

APPLICANT: Jack Tusk

OWNER: Same as applicant **PREMISES AFFECTED:** 5343 N. Wayne Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 36.9' to 1.59', north and south side setback from 2.4' to zero each, combined side setback from 6' to zero, rear setback feature from 2' to 1.59' for a proposed three-car garage with roof

deck access from an existing rear open porch.

• Withdrawn

76-19-Z (B) ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: Grief Properties, Inc. **OWNER:** Gregory Griief

PREMISES AFFECTED: 1638 N. Sedgwick Street

SUBJECT: Application for a variation to reduce the front setback from the

required 25.93' to 9.45', north from 2' to zero (south to be 3.33'), combined side setback from 4.80' to 3.33' for a proposed four-story, two dwelling unit building and an existing two car garage.

• Continued to April 19, 2019 at 9:00 a.m.

79-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series

OWNER: Same as applicant **PREMISES AFFECTED:** 1877 N. Halsted Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 39.38' to 5' for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with rood decks and

access stairs.

• Approved

80-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series

OWNER: Same as applicant **PREMISES AFFECTED:** 1877 N. Halsted Street

SUBJECT: Application for a variation to relocate the required 832.35 square

feet of rear yard open space to a deck or patio which is more than 4' above grade for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with roof decks and

access stairs.

Approved

81-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: Shepherd Real Estate Subsidiary, LLC- 1901 Halsted Series

OWNER: Same as applicant **PREMISES AFFECTED:** 1877 N. Halsted Street

SUBJECT: Application for a variation to allow a 16' wide driveway along a

pedestrian street to access required parking on a lot that does not have alley access for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with roof decks and

stairs for access.

Approved

82-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series

OWNER: Same as applicant **PREMISES AFFECTED:** 1877 N. Halsted Street

SUBJECT: Application for a variation to reduce the required 25% of street

facing transparent window area from the required 291.6 square feet

to 218.7 square feet and to allow a recessed entry along a pedestrian street that is 22.31' in width and 15.13' in depth for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with roof decks and stairs to access.

84-19-S ZONING DISTRICT: C1-2 WARD: 28

APPLICANT: Thorntons Inc. c/o Drew Zazofsky

OWNER: Crossroads Ogden, LLC

PREMISES AFFECTED: 2335-61 W. Ogden / 2300-36 W. 13th St. / 1230-52 S. Oakley **SUBJECT:** Application for a special use to establish a gas station with a one-

story accessory retail building.

• Continued to April 19, 2019 at 9:00 a.m.

89-19-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: John Difilippo Same as applicant **PREMISES AFFECTED:** 2645 W. 107th Street

SUBJECT: Application for a variation to increase the area occupied by an

accessory building in the rear setback from the maximum 1,008 square feet to 1,102.90 square feet (16.34' x 20.10') which serves

the existing single family residence.

• Approved

111-19-S ZONING DISTRICT: M1-2 WARD: 32

APPLICANT: The Night Ministry

OWNER: 1735 N Ashland Partners LP **PREMISES AFFECTED:** 1735 N. Ashland Avenue

SUBJECT: Application for a special use to establish a temporary overnight

shelter for up to twenty-five homeless youth on the first floor of an

existing four-story commercial building.

2:00 P.M.

CONTINUANCES

537-18-S ZONING DISTRICT: M1-1 WARD: 14

APPLICANT: Maquella Management, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 5252 S. Archer Avenue

SUBJECT: Application for a special use to establish a six pump gas station

with an accessory one-story retail sales and restaurant with drivethrough use building and a two-story car wash use building.

• Withdrawn

538-18-S ZONING DISTRICT: M1-1 WARD: 14

APPLICANT: Maquella Management
OWNER: Same as applicant
PREMISES AFFECTED: 5252 S. Archer Avenue

SUBJECT: Application for a special use to establish a drive through facility

for a proposed accessory restaurant on a lot containing a gas

station, a retail sales building and a car wash building.

Withdrawn

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 1-19-S, 2-19-Z, 3-19-Z, 25-19-Z, 26-19-Z, 47-19-Z, 55-19-Z, 56-19-Z, 63-19-Z, 534-18-S and 535-18-S.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of February 15, 2019, except for Board Cal No. 126-19-A.

Adjournment.